



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:03:45
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Assessment Data					Primary Image																																																																																																															
Account 660005942 Parcel ID 000000-00-0-00705-001-0002 Cadastral ID 07-21-15-01020 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 329995 XIONG, CHAI & KHOU THAO 11405 N 193RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 11405 N 193RD E AVE Subdivision ROLLING MEADOWS EXT Lot/Block 0002 / 0001 Parcel Size .99 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.31916775 -95.75727669 LOT 2 BLOCK 1 ROLLING MEADOWS EXT LESS S 50' E 65' THEREOF																																																																																																																				
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size	0 0	
Lot Count	0	
Units Buildable	124750	
Non-Ag Acres	9.695	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	422,312.00 x .50 = 209,664	
Factor Value		
Adjustments	1.0000	
Lot Value	209,664	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,518 / 1,518
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,518
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1974 / 52

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	128,543	84.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	238,600		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	89,150		
Lot Value	209,664		
Indicated Value	298,814	196.85	Per SqFt
Agland Value			
Site Improvements	14,211		
Total Value	313,025	206.21	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.65	Total Misc Impr	+	17,427			
Roofing Adj	+ 4.50	Garage Cost	+				
Subfloor Adj	+ -1.15	Total RCN	=	212,262			
Heat/Cool Adj	+ 11.47	Depreciation (58%)	-	123,112			
Plumbing Adj	+ 6.88	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	89,150			
Adj Base Cost	= 128.35	Lot Value	+	209,664			
Total Area	x 1,518	Indicated Value	=	298,814			
Adjusted Cost	= 194,835	Value Per SqFt		196.85			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13931	27x22		594	22.56		13,401
PRCH	SLAB PORCH - COVERED	13932	170		170	23.68		4,026



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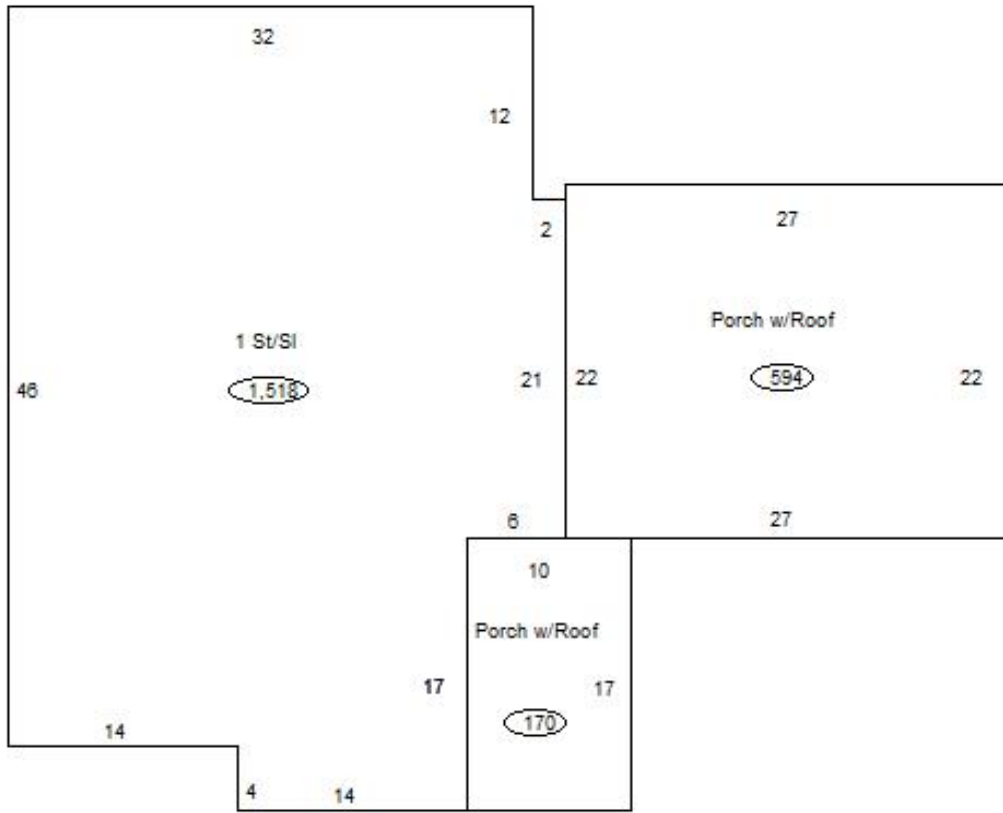
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,518	1.000	1,518
2	M	PRCH		13	SLBC	594	1.000	594
3	M	PRCH		13	SLBC	170	1.000	170
Total Building Area						1,518		1,518



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,728
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (9.49 x 1,728)		16,399		16,399	11,479	4,920
	BARN	BARN	0x0x0			2,352
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (8.89 x 2,352)		20,909		20,909	14,636	6,273
	BARN	BARN	0x0x0			576
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (10.48 x 576)		6,036		6,036	3,018	3,018
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						